PLAN REFERENCES:

1.) "PLAN OF LOTS LAID OUT FOR DANIEL F. CRONIN, MANCHESTER, N.H." DATED 1912 BY DUDLEY & SAWYER. SEE HCRD PLAN #308B-2.

2.) "SUBDIVISION OF LANDS ON PAGE, LAYDON, AND BRENNAN STREETS OWNED NOW OR FORMERLY BY HAZEL Z. CRAMER (TAX MAP 473 - LOTS 13, 34, 35, & 35B) AND DEMOTHENES & LORETTA L. CRAMER (TAX MAP 473 - LOT 35A)" DATED JUNE 20, 1998 AND LAST REVISED ON SEPT. 21, 1998 BY GILLIS ENGINEERING CORP. SEE HCRD PLAN #29564.

3.) "CONDITIONAL USE APPLICATION PLAN FOR McDOWELL REALTY LLC, TAX MAP 488 LOT 8, 880 PAGE STREET, MANCHESTER, NEW HAMPSHIRE" DATED 6 JUNE 2014 AND LAST REVISED ON 7/17/14 BY THIS OFFICE.

4.) CITY OF MANCHESTER SECTIONS SHEET R' ON FILE AT THE CITY OF MANCHESTER HIGHWAY DEPARTMENT.



SAMBOL LEGEND

SYMBC	<u> LEGEND</u>
0	IRON ROD FOUND
⊡	BOUND FOUND
•	5/8" REBAR W/ID CAP TO BE SET
\otimes	FENCE POST/CLOTHES LINE
S	SEWER MANHOLE
(D)	DRAIN MANHOLE
P	UTILITY POLE
1/2°	WATER SHUT OFF
w∨ >≺1	WATER GATE VALVE
MB	MAILBOX
- s	OVERHEAD UTILITY LINE
— w ———	OVERHEAD UTILITY LINE

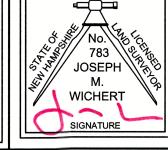
OVERHEAD UTILITY LINE

→ GUY WIRE

CERTIFY THAT THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY MADE WITH A TOPCON GT 503. THE ERROR OF CLOSURE ON ALL LOT LINES WITHIN AND BORDERING THE SUBJECT PROPERTY IS BETTER THAN 1 IN 10,000.

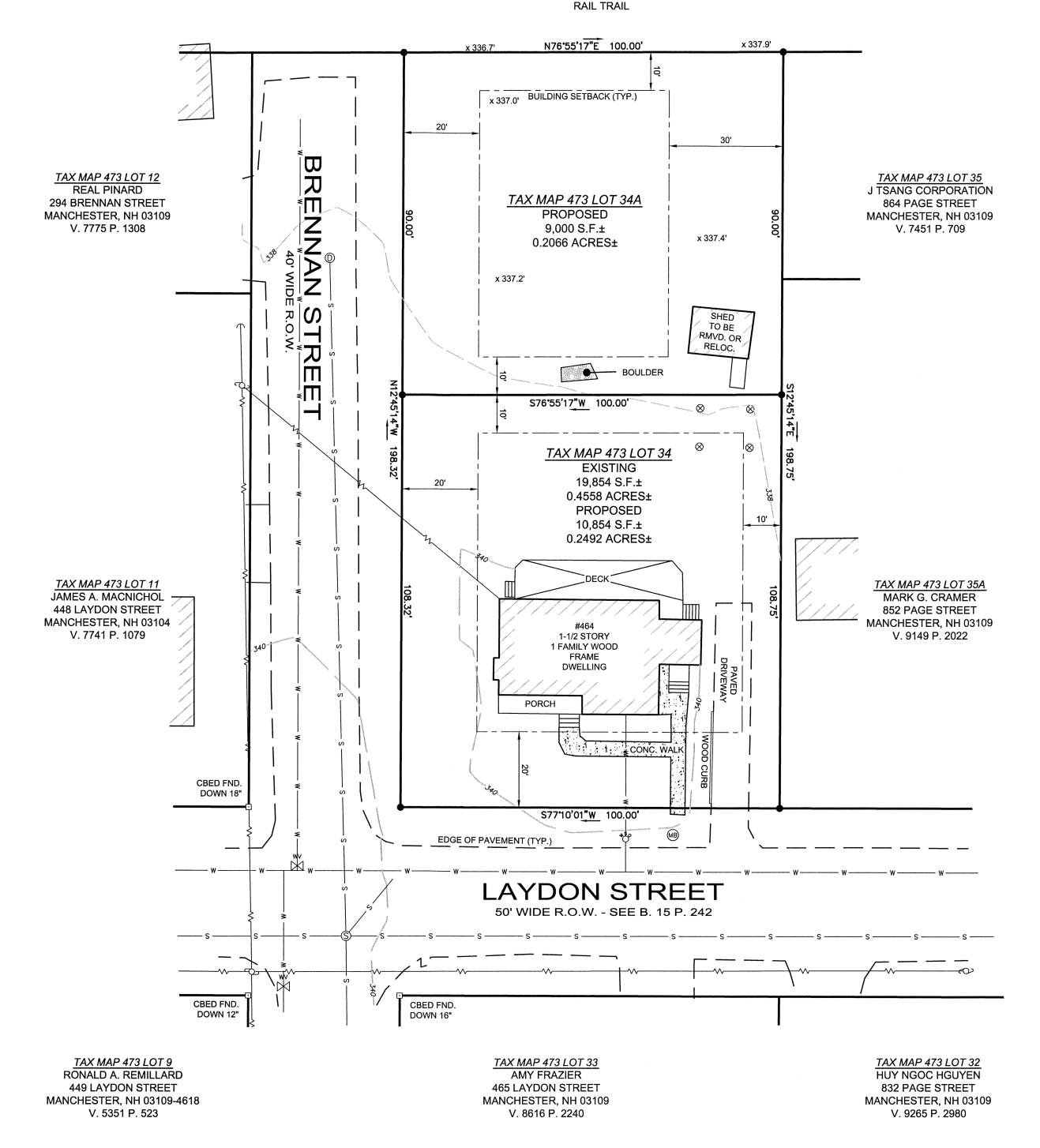


7 Nov. 2022

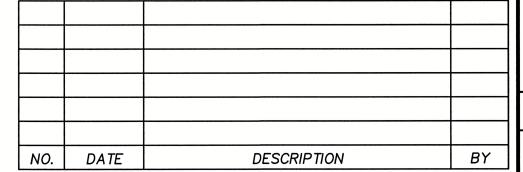


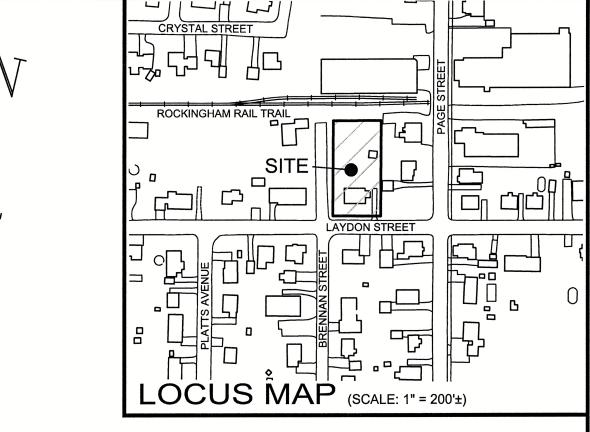


TAX MAP 473 LOT 46 CITY OF MANCHESTER ONE CITY HALL PLAZA MANCHESTER, NH 03101 V. 6561 P. 1308









NOTES:

1.) THE SUBJECT PARCEL IS LOT 34 ON THE CITY OF MANCHESTER TAX MAP 473. THE OWNER OF RECORD IS PATRICIA A. PERKINS-WILEY OF 464 LAYDON STREET MANCHESTER, NEW HAMPSHIRE 03109-4619. SEE HCRD V. 6035 P. 912.

2.) THE SUBJECT PARCEL IS ZONED R-1B, MINIMUM LOT SIZE IS 7,500 SQ. FT. MINIMUM LOT FRONTAGE = 75'. SETBACKS ARE AS FOLLOWS: FRONT = 20', SIDE = 10' AND REAR = 30'. THE SETBACKS SHOWN ARE FOR REFERENCE ONLY AND NEED TO BE VERIFIED WITH THE ZONING COMPLIANCE OFFICER.

3.) THIS PLAN IS THE RESULT OF AN ACTUAL FIELD SURVEY PERFORMED BY THIS OFFICE IN OCTOBER AND NOVEMBER OF 2022. I, JOSEPH M. WICHERT, NHLLS #783, CERTIFY THAT THE WORK WAS PREPARED BY ME OR THOSE UNDER MY DIRECT SUPERVISION.

4.) THE INTENT OF THIS PLAN IS TO SHOW THE PROPOSED SUBDIVISION OF THE SUBJECT PARCEL, TO CREATE ONE NEW BUILDABLE LOT AND A RECONFIGURED REMAINDER PARCEL THE EXISTING HOUSE IS AND THE NEW LOT WILL BE SERVICED BY MUNICIPAL SEWER AND WATER.

5.) THE SUBJECT PARCEL IS IN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN) AS SHOWN ON THE FLOOD INSURANCE RATE MAP, HILLSBOROUGH COUNTY, NEW HAMPSHIRE, MAP NUMBER 33011C0381D, EFFECTIVE DATE SEPTEMBER 25, 2009.

6.) THE HORIZONTAL DATUM USED IS NHSPC 1983/92; VERTICAL DATUM IS NAVD 1988; BASED ON STATIC GPS OBSERVATIONS MADE BY THIS OFFICE.

7.) THE UTILITY INFORMATION SHOWN IS BASED ON THE ABOVE GROUND LOCATION OF VISIBLE UTILITIES AND PLANS ON FILE AT THE MANCHESTER HIGHWAY DEPARTMENT AND VARIOUS UTILITIES, THE CONTRACTOR NEEDS TO FIELD VERIFY ALL UTILITIES PRIOR TO ANY CONSTRUCTION. THIS OFFICE DOES NOT GUARANTEE THE LOCATION AND ACCURACY OF THE UTILITY DATA. DIG SAFE SHALL BE CONTACTED 72 HOURS PRIOR TO COMMENCING ANY CONSTRUCTION (811).

8.) THE APPLICANT HAS APPLIED FOR A WAIVER FROM SECTION 6.11 OF THE SUBDIVISION REGULATIONS, WHICH REQUIRES UNDERGROUND UTILITIES FOR NEW LOT 473-34A.

TOPOGRAPHIC SUBDIVISION PLAN FOR PATRICIA A. PERKINS-WILEY **TAX MAP 473 LOT 34 464 LAYDON STREET**

MANCHESTER, NEW HAMPSHIRE DATE: 3 NOVEMBER, 2022 SCALE: 1" = 20'

SUBDIVISION PLAN BY:

SHEET S1 SHEET 1 OF 1

802 AMHERST STREET

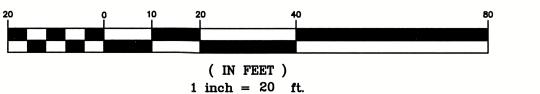
MANCHESTER, NH 03104 TEL: (603) 647-4282 OR 736-8203 MEB: WWW.JMWLLS.COM

Joseph M. Wichert

U.S.INC

LAND SURVEYOR & SEPTIC SYSTEM DESIGNER

SEE #2011162 F.B. - P. - JOB #2022135



GRAPHIC SCALE